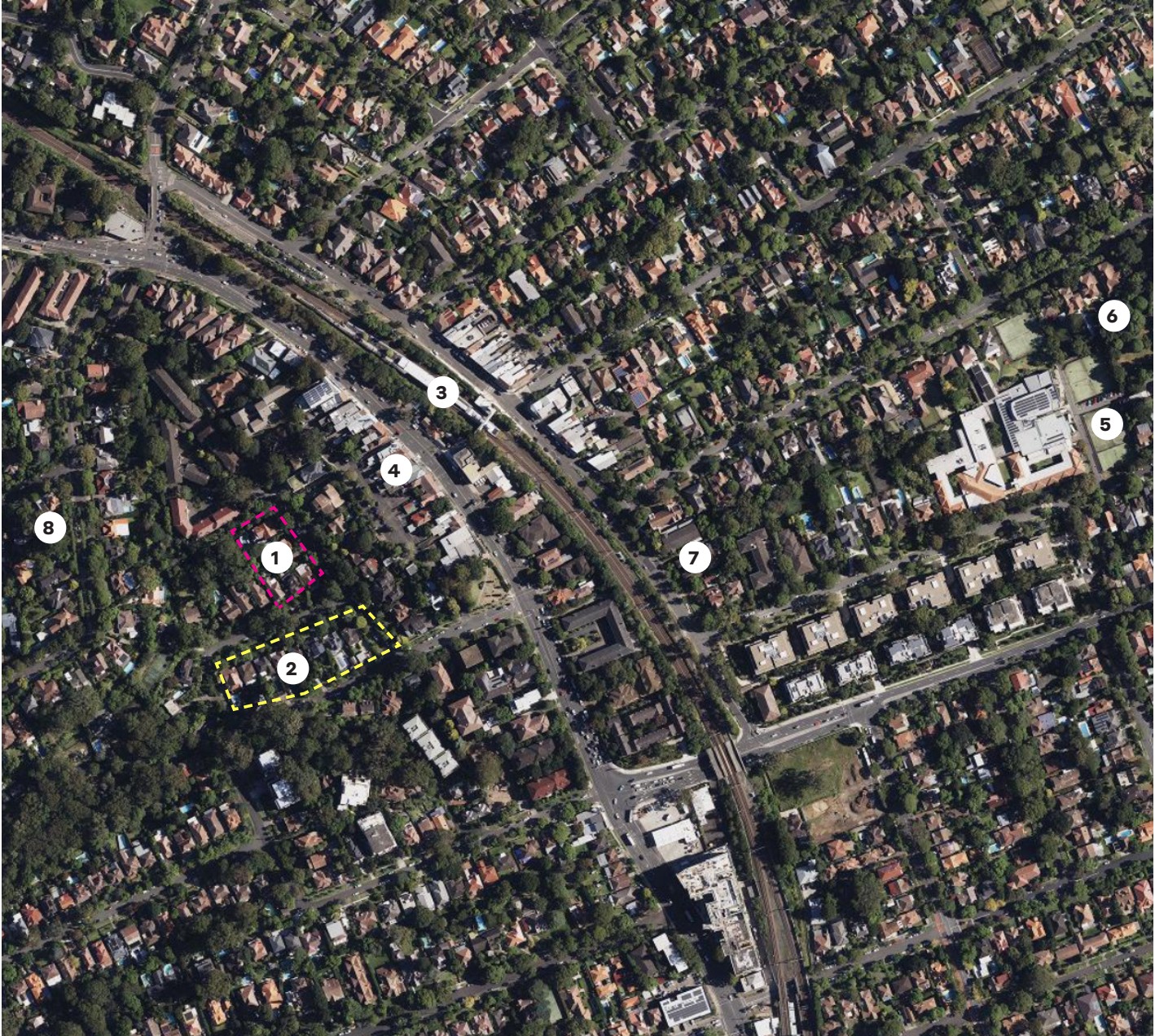


Larkin & Pockley St, Roseville Concept Report



Contents

01	Project Team
02	Site Conditions
	Site Photography/ Existing Conditions
	Site Planning Summary
	Relevant Site Controls
	Controls DCP vs Proposed Controls
03	Site Opportunities
	Site Strategy
04	Proposed Massing Strategy
	Proposed Massing Options



Prepared for:

Prepared by:



planning&co

ARCHITECTURE TOWN PLANNER

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community. We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

Roseville is a suburb located on the Upper North Shore of Sydney, Australia. It is situated approximately 12 kilometres north-west of the Sydney Central Business District.

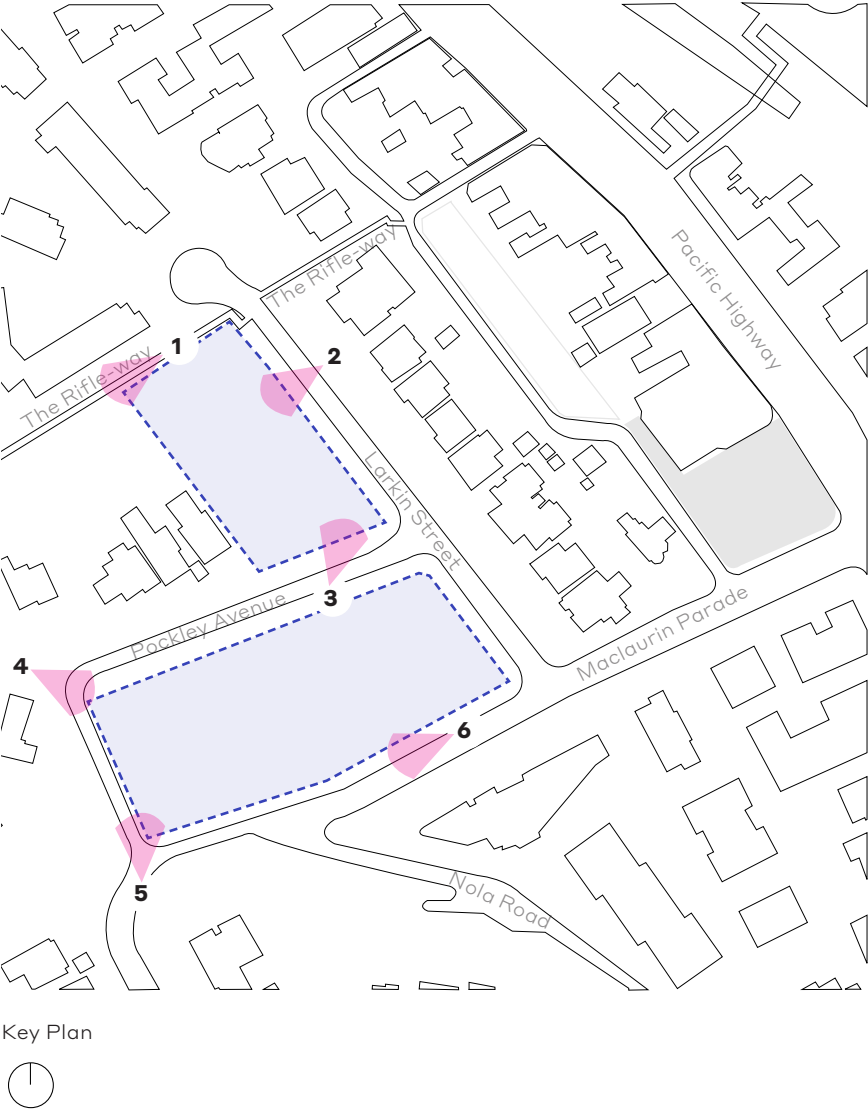
Roseville is primarily a residential suburb with medium to low density housing. To the east, Roseville is bounded by the waterways of Middle Harbour and Moores Creek, and to the west it is bounded by the Lane Cove National Park. Characterised by its lush and leafy roadsides, parks, and gardens, Roseville property prices are considerably higher than the Sydney average. The suburb is known for its family-friendly environment, good schools, and convenient access to amenities such as shops, cafes, and recreational facilities.

Roseville Railway Station provides easy transportation links to other parts of Sydney, making it a desirable location for commuters. Overall, Roseville offers a relaxed lifestyle with all the conveniences of suburban living within close proximity to the city.

- 01 Larkin Street Site
- 02 Pockley Island Site
- 03 Roseville Train Station
- 04 Roseville Town Centre
- 05 Roseville Lawn Tennis Club
- 06 Ku-ring-gai Art Centre
- 07 St Andrews Anglican Church
- 08 Roseville Preschool Kindergarten

02 Site Conditions

Site Photography - Existing Conditions



01 Looking south west down The Rifle-way



02 View of house on the southern side of Larkin St



03 View from the corner of Larkin St and Pockley Ave



04 View from the corner bend of Pockley Ave



05 View from the corner of Pockley Ave and MacLaurin Pde



06 View down MacLaurin Pde looking South West



Site | Planning Summary

Larkin Street Site

Address	2&4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville, NSW
Council	Ku-ring-gai
LEP	Ku-ring-gai LEP
Lot Area	Combined area 3552m²
Zone	R2 Low Density
	Residential (TOD SEPP 2024 override)
Height	22m
FSR	2.5 : 1
Heritage	No
Available GFA	8880m²

Pockley Island Site

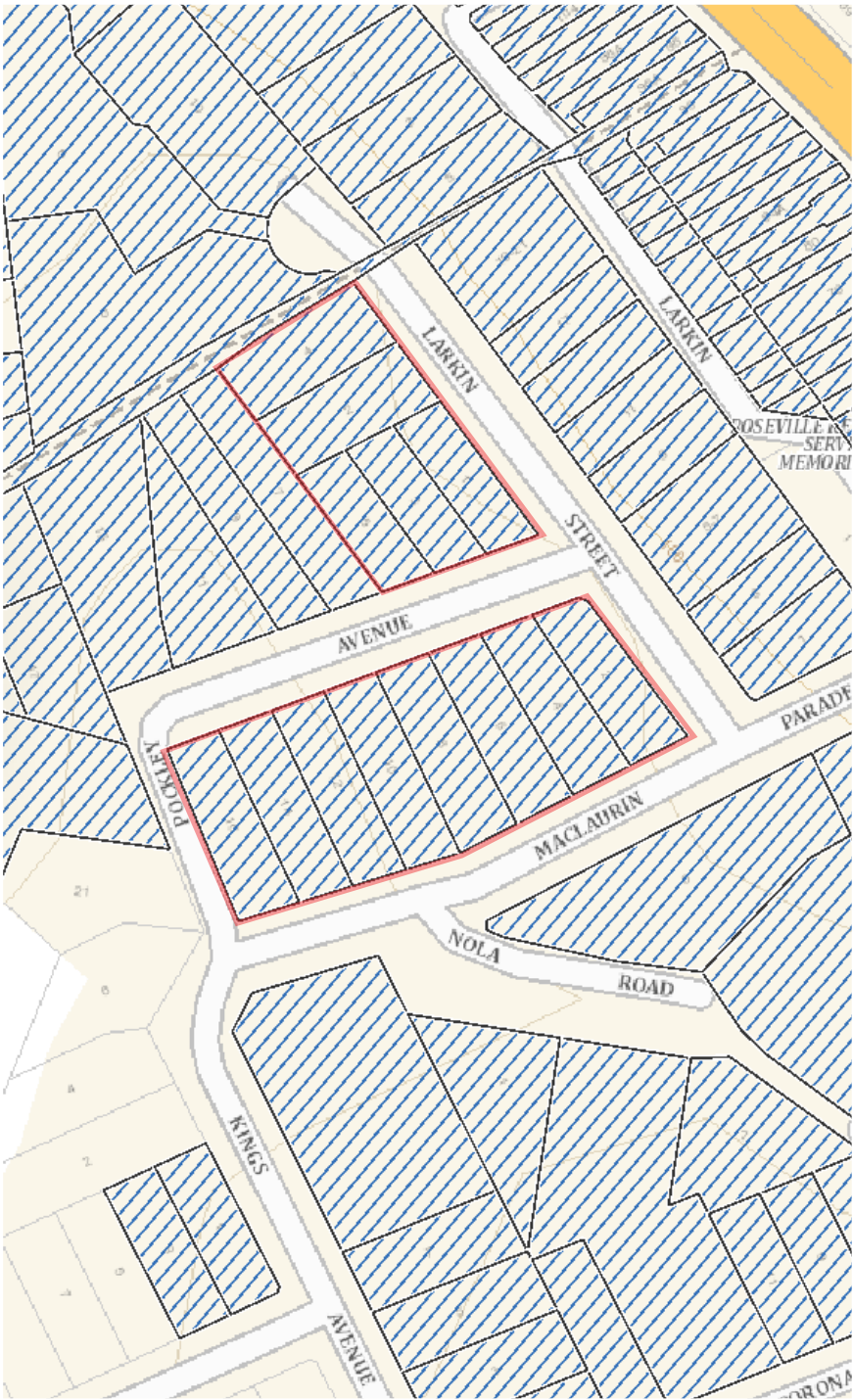
Address	2-16 Pockley Avene, Roseville
Council	Ku-ring-gai
LEP	Ku-ring-gai LEP
Lot Area	Combined area 6500m²
Zone	R2 Low Density
	Residential (TOD SEPP 2024 override)
Height	22m
FSR	2.5 : 1
Heritage	No
Available GFA	16250m²

PLANNING SUMMARY

- Min. 2% affordable housing in perpetuity (TOD)
- Min. 17% affordable housing GFA provided to unlock 30% height / FSR bonus (15% + 2%)
- Minimal impacts to existing trees and biodiversity
- Overshadowing should not compromise the development potential of adjacent sites.
- Developments must ensure at least 4 hours of direct sunlight between 9am and 3pm to all existing solar collectors and solar HWUs on neighbouring buildings.
- Communal open space must cover 25% of the site area.
- A minimum of 15% deep soil is required.
- Since the sites have been identified as having biodiversity value, proposals must show minimal impact on significant existing trees and vegetation.
- Site coverage may be up to 30% of the site area, provided deep soil requirements are met.
- Residential flat buildings must include a 2m articulation zone behind the required street setback, with no more than 40% of this zone (in plan) occupied by the building.
- The top storey of a building must be designed so that its GFA does not exceed 60% of the GFA of the storey directly below.

01 Site Context and Analysis

Planning Controls



TOD Sites

-  Zones hatched are nominates TOD Sites and fall under the Housing SEPP
-  Site Boundary



Greenweb Map

-  Support for Core Biodiversity Lands
-  Landscape Remnant
-  Biodiversity Corridors and Buffer Areas
-  Canopy Remnant
-  Site Boundary

01 Site Context and Analysis

Site Controls DCP vs Proposed Controls

DCP Height / Setbacks



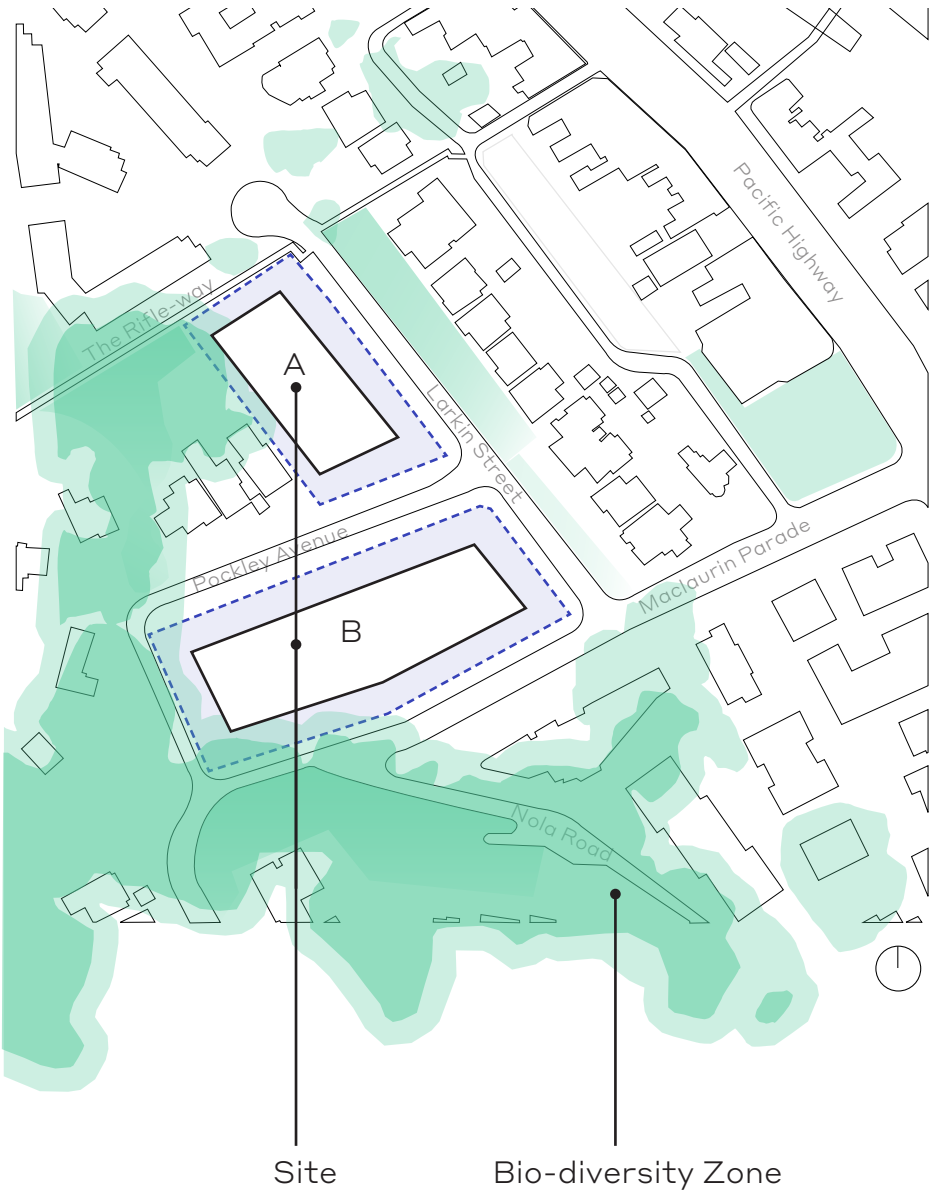
Proposed Height / Setbacks



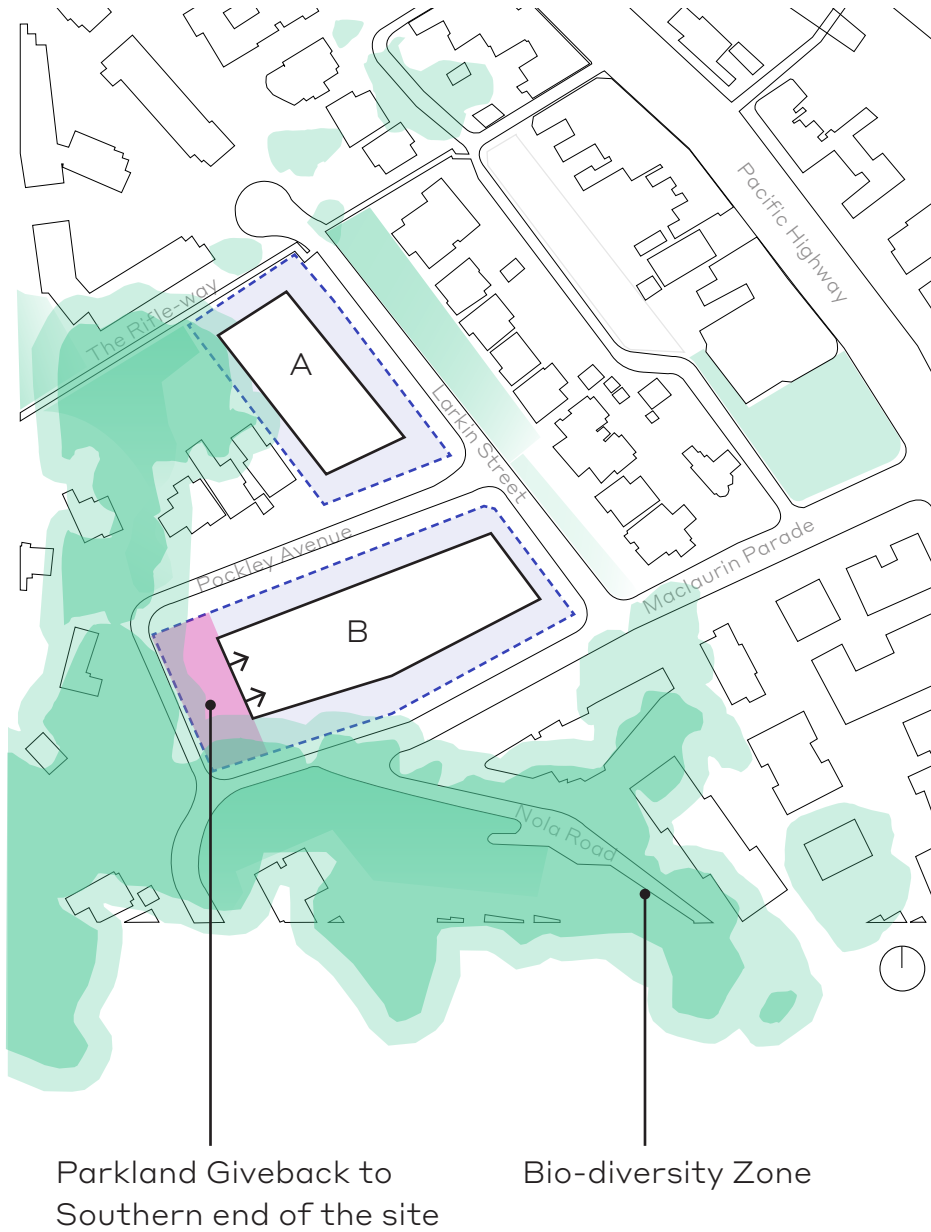
02 Site Opportunities

Site Strategy, Green Network | Building Separation

Control Based Site Strategy
Building footprint responds primarily to DCP setbacks



Respond to Biodiversity Zone
Move Pockley Island Site to provide a bio-diversity give back zone, contributing to the existing green corridor.



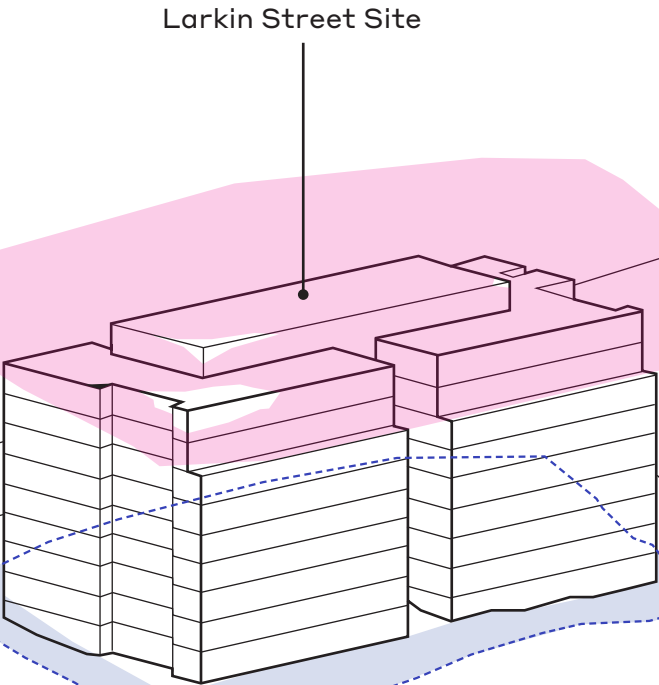
Align Street Frontages along Larkin St
Align Larkin St Site to Pockley Island Site 6m Setback to Larkin St to create a consistent street wall, and increase building separation to future developments adjacent to the Larkin Street Site.



03 Proposed Massing Option 01

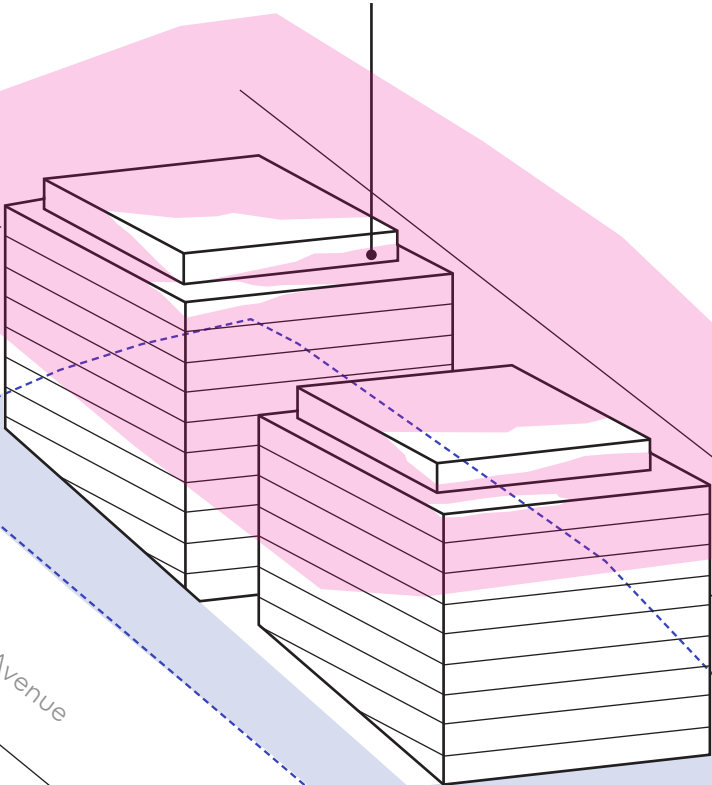
Larkin Street Site

Site Area: 3,552m²
FSR Control (with bonus) : 3.25:1
Proposed FSR: 3.25:1
Proposed GFA: ~ 11,544m²
Proposed Affordable Housing TOD GFA:
2% of Total Proposed GFA
Proposed Affordable Housing Infill GFA:
15% of total proposed GFA
Total Proposed Affordable GFA: ~1962m²



Pockley Island Site

Site Area: 6,539m²
FSR Control (with bonus) : 3.25:1
Proposed FSR: 3.25:1
Proposed GFA: ~ 21,251m²
Proposed Affordable Housing TOD GFA:
2% of Total Proposed GFA
Proposed Affordable Housing Infill GFA:
15% of total proposed GFA
Total Proposed Affordable GFA: 3,612m²



Disclaimer: Shadow impact yet to be studied
so building mass and subsequently GFA may
be impacted

- 28.6m Height Plane (Based on Topography)
- Site Boundary
- Site Setback
- Building mass based on 30% Uplift

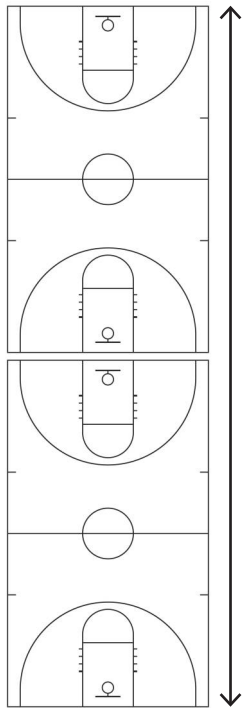


Park Give Back

Challenges setbacks to provide public give back
in the form of park area contributing the bio-
diversity zone outlines on the LEP maps.

Note levels 1-4 may be impacted by increasing
terrain as the mass moved towards the Larkin
St side of the site.

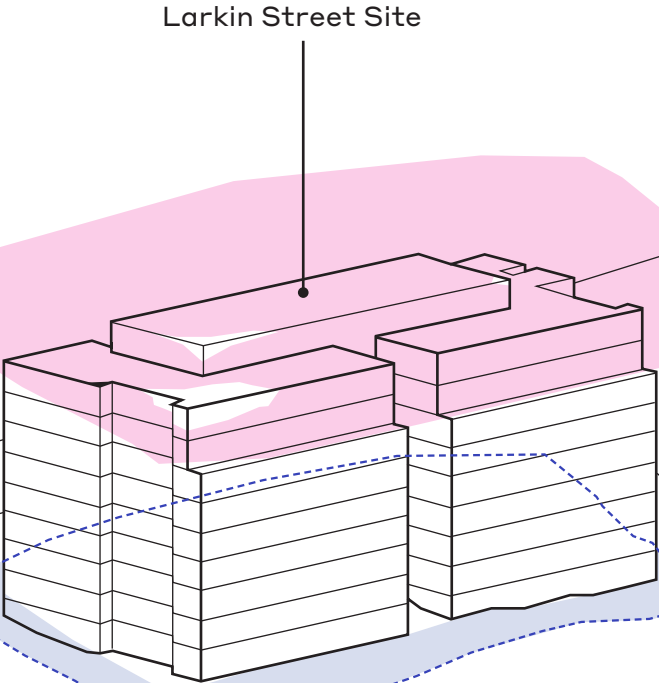
Potential Park Zone
Area Equivalent to ~ 2
Basketball Courts



03 Proposed Massing Option 02

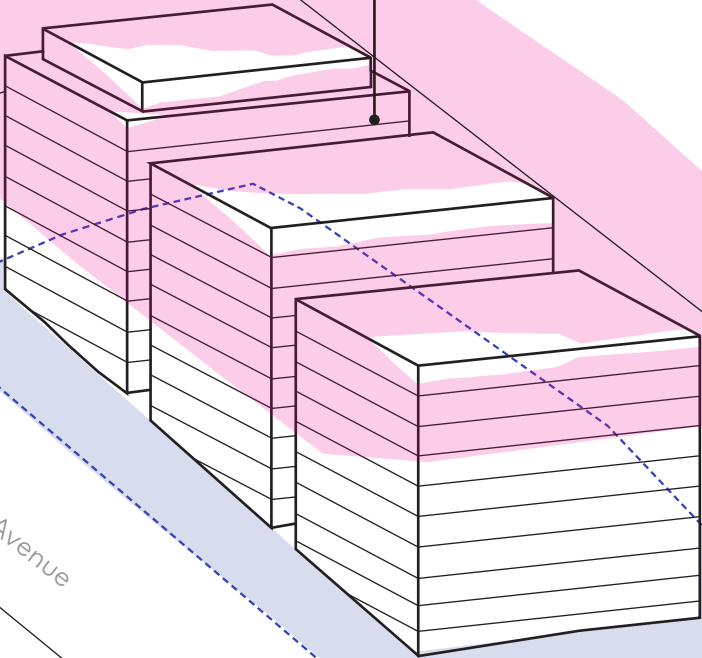
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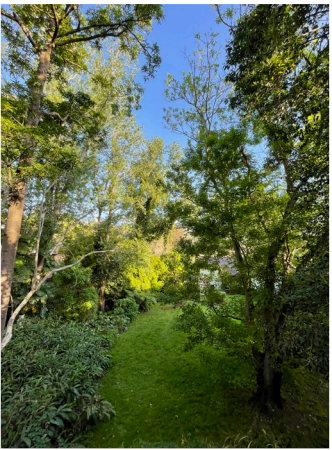
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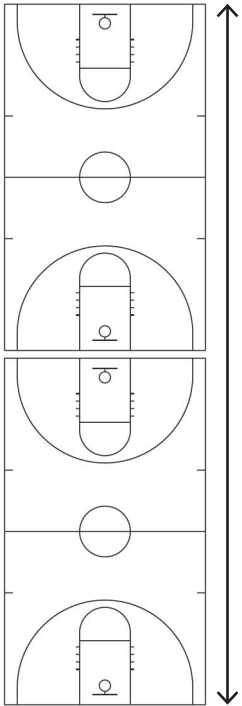


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Potential Park Zone
Area Equivalent to ~ 2
Basketball Courts





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